

12th March 2016

Minutes of Meeting of the 2nd Executive Committee Meeting of the Urbana Association which was held on 12th March 2016 at 4 PM , HM Plaza , AJC Bose Road .

It was great to meet you all and thanks for everyone's participation in the meeting. Special thanks to Mr. Avinash Malpani for hosting all of us and for the warm hospitality. Friends who couldn't join us, please note we missed your guidance and point of views. We request you to make all efforts to join our subsequent meetings. A clear road map was finalized to move forward, the details are given below :-

It was attended by the following members :-

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|----------------------|---|------------------------|
| 1. President | : | Mr.Avinash Malpani |
| 2. Vice President | : | Mr. Sanjeev Ganeriwala |
| 3. Secretary | : | Mr.Meelan Gupta |
| 4. Jt.Secretary | : | Mr. P.N.Ojha |
| 5. Jt.Secretary | : | Mr. Anand Chand |
| 6. Treasurer | : | Mr.Jyoti Agarwal |
| 7. Jt. Treasurer | : | Mr. Tarun Basu |
| 8. Committee Member | : | Mr. Arpit Suchak |
| 9. Committee Member | : | Mr. Rajiv Ganeriwala |
| 10. Committee Member | : | Mr. Vivek Binani |
| 11. Committee Member | : | Mr. C S Duggar |
| 12. Invitees | : | Mr. Ajay Singhanian |

The meeting was presided over by the President and Secretary and the minutes of the meeting with Urbana –BNRI and the representative of owners of the flat held on 26th Feb 2016 was discussed one by one with the members present and the comments were noted down as the separate annexure to the meeting. The important points of the meeting were as under :-

1. NO PDC required for FITOUT as agreed by the Urbana –BNRI Management
2. Declaration to be signed on a plain paper instead of Stamp Paper
3. Occupancy Guidelines to be framed with Flat owners representation in the FMC Board
4. Club Charges to be transferred in Escrow Account- Modulates to be discussed with Urbana – BNRI Management
5. Possession to be legally obtained from KMC
6. Open Car Park – BNRI offered the owners group 150 open car parking for visitors while the owners group have requested “NO OPEN CAR PARKING” or to have a minimum of 200 open car parking for visitors.
7. Municipal Taxes/Rent/ Maintenance Charges to be borne by the Urbana – BNRI till flat registration formalities are completed with receipt of CC/ OC from KMC.
8. Electricity Charges was agreed to be paid at Rs.5000/- till the electric meter is installed.
9. Interest @18%p.a for delay in the project by 2 years should be compensated by the Urbana –BNRI Management
10. Draft Deed of Conveyance duly vetted by Govt. Dept should be provided to us . The Model agreement should be checked by the Urbana Welfare Association by appointing a lawyer .
11. One Qualified engineer to be identified from the group who understands the technical and construction knowledge.
12. It was agreed that the MOM dt. 26th Feb 2016 shall be signed by one of the Directors from the Urbana Management attending the meeting.
13. Various Committees were formed during the meeting
 - a. FMC Documents and Declaration Documents Committee: Ajay Singhanian, Arpit Suchak, Jyoti Agarwal
 - b. Snagging Issues Committee: PN Ojha , Manish Chhaochharria, Ravi Agarwal
 - c. Purchase Committee : Vivek Binani, Narayan Sharaf, Narayan, Sanjiv Ganeriwala
 - d. Charity Committee : Tarun Basu, Vijay Birla, Narayan Lohia,
 - e. Social & Fun Activities Committee : Nikhil Kothari , C.S Dugar, Subhas Tulsian
 - f. Press & Media Committee: Anand Chand, Ramajit Ray, Suvashish Mukherjee

14. Holi Meet was finalized to be organized in Spring Club on 27th March 2017 at 6pm . All the Apartment Allottees are requested to attend the event and get to know the future residents of Urbana

Venue Details:

The Spring Club

5, JBS Haldane Avenue (EM Bypass),

Kolkata: 700105

Please register, enabling us to make the program successful. We assure you will have a wonderful time. Come with family, make it a memorable evening.

Registration Link is below:

<http://goo.gl/forms/5Uzi9JchPQ>

Google

Maps: <https://www.google.co.in/maps/place/The+Spring+Club/@22.5495609,88.3975439,14.85z/data=!4m2!3m1!1s0x0:0xb163c4b65bf2e3dc>

Registration Fees:

- 1) Adults= Rs.600/person,**
- 2) Kids (Ages 6-12 years)= Rs.300/person,**
- 3) Kids (Ages 0-5 years)= No Charges**

Kindly, fill the registration form & RTGS/NEFT the necessary amount according to your Guest Lists & please confirm the Transaction ID / UTR No. / Transaction Details to mincon.india@gmail.com

Bank Details:

A/c Name- Rohit Saha

A/c Type- Savings

ICICI Bank Ltd. (Salt Lake Sec-3 Branch)

A/c No- 110301504398

IFSC Code- ICIC0001103

The meeting ended with vote of thanks to the chair .